

AGENDA MANALAPAN TOWNSHIP PLANNING BOARD

**IN-PERSON PUBLIC MEETING - TOWN HALL
February 12, 2026
7:00PM**

- **Call to Order** **Chairwoman Kwaak**
- **Open Public Meetings Notice**
- **Salute to the Flag**

- **Television Disclosure Statement** **John Castronovo, Secretary**
- **Roll Call**

- **Swearing in of Professionals** **Board Attorney**

- **Minutes for Review** **January 8, 2026**
Members Eligible to Vote:
*Fisher, Brown, Castronovo, Jacobson, Kwaak, McNaboe, Hogan
Nelson, Kastell,*

- **Ordinance Review – 2026-01** **AN ORDINANCE AMENDING CHAPTER 96, “GAIWAY
REDEVELOPMENT AREA,” OF THE CODE OF THE TOWNSHIP OF
MANALAPAN, SECTION 96-2, “ADOPTION OF REDEVELOPMENT
PLAN,” TO ADOPT AN AMENDED AND SUPPLEMENTED GAIWAY
REDEVELOPMENT PLAN**

- **Application** **PBE2528 - Village at St. James**
Preliminary and Final Major Site Plan
Lewis Street - Block 48.01 Lot 8.04
Multi-Family Affordable Housing
10 Units – Townhouses
Hearing #1 - 11/13/25
Hearing #2

- **Public Portion**
- **Correspondence**
- **Executive Session (if needed)**
- **Adjournment**